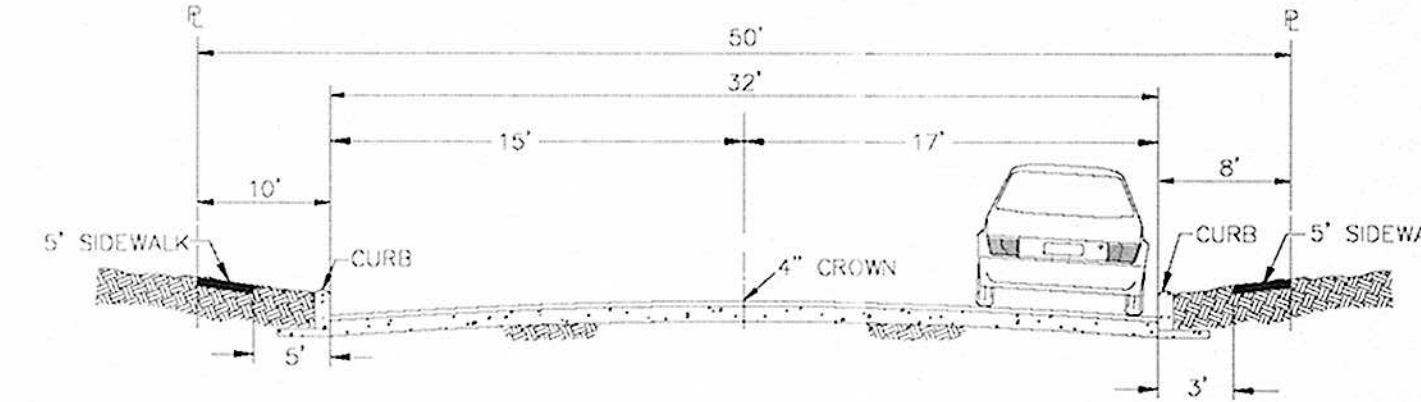


LOCATION MAP  
(NOT TO SCALE)

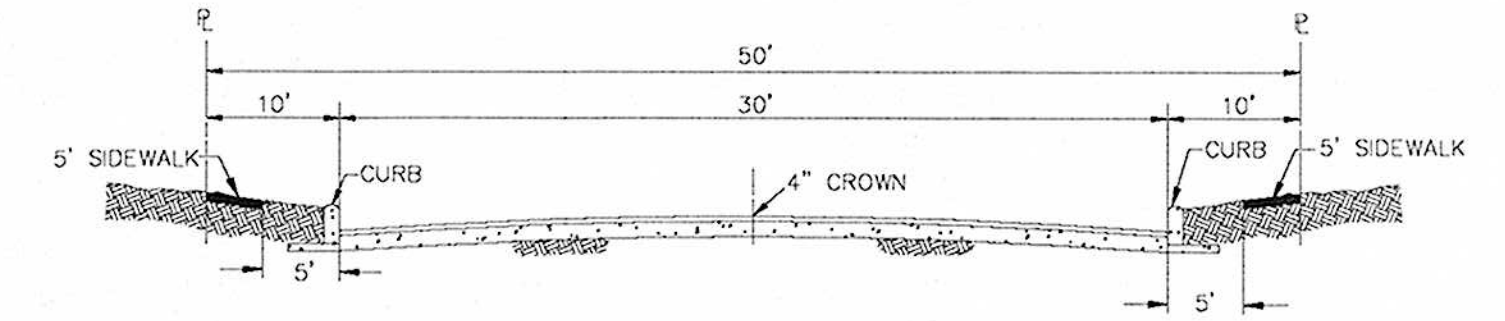
### PARKING AND AREA CALCULATIONS

BUILDING NO.	USE	BLDG SF	PARKING SF	PKG REQ'D	PKG PROVIDED	PARCEL AREA	ACRES	GENERAL COMMENTS	PARKING COMMENTS
1	BANK	5,000	1 per 100 SF	5	6	53,178	1.22		
2	RESTAURANT	5,000	1 per 100 SF	50	50	35,832	0.82		*SOME PARKING ON LOT 6 BLK 5
3	MEDICAL OFFICE	10,000	1 per 400 SF	25	26	35,035	0.80		
4	MEDICAL OFFICE	10,000	1 per 400 SF	25	26	35,035	0.80		
5	DAY CARE	10,000	1 per 400 SF	25	26	35,035	0.80		
6	BANK/RETAIL	4,464/5,418	1/1000 SF/1/300 SF	24	27	47,616	0.96		
7	RESTAURANT	5,000	1 per 100 SF	50	50	43,099	0.99		
8	FAST FOOD REST.	2,000	1 per 100 SF	20	20	34,799	0.80		*SOME PARKING ON LOT 2 BLK 1
9	CLINIC	7,500	1 per 400 SF	19	19	49,243	1.13	*PARCEL SHARED BY BUILDINGS 7 AND 8	
10	FAST FOOD REST.	2,000	1 per 100 SF	20	20	58,551	1.34		
11	CONVENIENCE STORE	3,000	6 per 1000 SF	18	18	shaded	1.94	*PARCEL SHARED BY BUILDINGS 10 AND 11	
12	RESTAURANT/RETAIL	5,787/78,008	1/100 SF/1/700 SF	85	81	84,308	1.94		*178 SPACES REQUIRED 184 SPACES PROVIDED INCLUDING 158 SPACES ON SITE AND 26 SPACES ON STREET
13	RETAIL	7,512	1 per 300 SF	25	27	shaded	1.94	*PARCEL SHARED BY BUILDINGS 12 AND 13	
14	RETAIL	58,000	0.8/1000-1/800 other	85	95	87,257	2.23		
15	DAY CARE	5,000	1 per 375 SF	13	5	68,365	1.57		
16	DAY CARE	5,000	1 per 375 SF	13	19	shaded	1.57	*PARCEL SHARED BY BUILDINGS 15 AND 16	
17	RETAIL	6,768	1 per 300 SF	23	19	64,115	1.47		
18	RETAIL	6,768	1 per 300 SF	23	23	shaded	1.47	*PARCEL SHARED BY BUILDINGS 17 AND 18	
19	BANK	5,000	1 per 1000 SF	5	5	48,848	1.12		
20	FAST FOOD REST.	2,000	1 per 100 SF	20	20	44,154	1.01		*SOME PARKING ON LOT 1 BLK 3
21	FAST FOOD REST.	2,000	1 per 100 SF	20	20	30,211	0.69		*SOME PARKING ON LOT 2 BLK 3
22	CONVENIENCE STORE	3,000	6 per 1000 SF	18	18	shaded	1.94	*PARCEL SHARED BY BUILDINGS 21 AND 22	
23	HOTEL	50,000	0.8/1000-1/800 other	95	95	85,042	1.95		*SOME PARKING ON LOT 2 BLK 4
24	RESTAURANT	5,000	1 per 100 SF	50	50	64,549	1.48		INCLUDES 5 SPACES ON STREET

△ DENOTES REVISIONS MADE AUGUST 14, 2009.



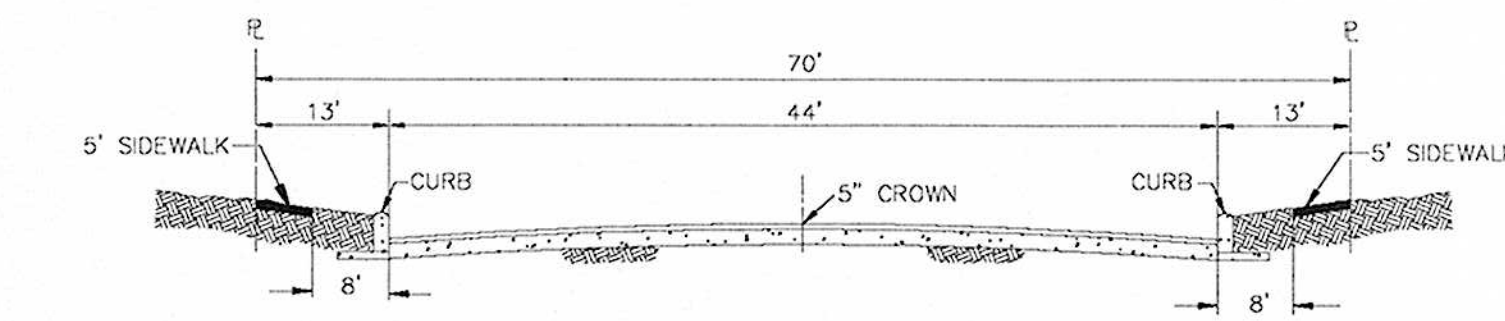
TYPICAL STREET SECTION (50' R.O.W.)  
(LOCAL TYPE "A" ~ STREET "B" & "C")  
ON-STREET PARKING (CNE SIDE)  
N.T.S.



TYPICAL STREET SECTION (50' R.O.W.)  
(LOCAL TYPE "A" ~ STREET "A")  
N.T.S.

### OPEN SPACE CALCULATIONS

BUILDING NO.	BUILDING FOOTPRINT SF	PARKING AREA	BUILT AREA	PARCEL AREA	BUILT %	OPEN %
1 to 6	90,000	79,100	129,100	243,979	53%	47%
7 to 11	17,500	62,176	79,676	142,983	56%	44%
12 to 18	63,507	111,862	175,363	314,045	56%	44%
19 to 22	12,000	49,591	61,591	143,115	43%	57%
23 to 24	24,630	63,199	87,829	149,991	58%	42%
N. CORNER	0	0	0	29,610	0%	100%
TOTAL	167,661	365,928	553,589	1,018,531	52%	48%



TYPICAL STREET SECTION (70' R.O.W.)  
(COLLECTOR STREET ~ STREET "D")  
N.T.S.

PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]* *[Signature]* *[Signature]*  
8/19/2009 793A  
(Date) (Number)

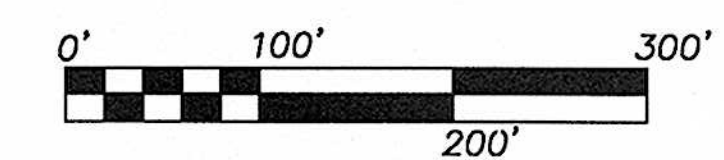
Note: this plan will have to comply with  
Section 35-412, (h) Scope of approval  
for validation or plan will expire on  
10yr Validity 8/31/2014  
Date

JULY 2004

ACCEPTED SEPTEMBER 1, 2004



SCALE : 1"=100'



NOTE:  
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.  
2. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT (EXCEPT FOR AREAS WITH ON-STREET PARKING WITH 32' PAVEMENT) AND 2-10' PARKWAYS, EXCEPT STREET "D", WHICH IS A COLLECTOR ROAD.  
3. THE PROPERTY IS WITHIN THE LIMITED ANNEXATION LIMITS OF THE CITY OF SAN ANTONIO.  
4. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.  
5. WATER SERVICE WILL BE PROVIDED BY BEAR MET WATER DISTRICT. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.  
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS AMENDED IN THE UNIFIED DEVELOPMENT CODE FOR A FLEX DISTRICT.  
7. STREET "D", A 70' R.O.W. COLLECTOR ROAD WILL BE SUBJECTED TO STREETSCAPE REQUIREMENTS AS PER SECTION 35-512, STREETSCAPE PLANTING STANDARDS OF THE UNIFIED DEVELOPMENT CODE.  
8. THE PROPOSED DEVELOPMENT IS NOT A PHASED DEVELOPMENT.  
9. THIS DEVELOPMENT IS WITHIN THE SOUTHSIDE INITIATIVE DEVELOPMENT DISTRICT.

MDP - FDP # 793A

(MINOR AMENDMENT)

OWNER/DEVELOPER: HANFORD-SOUTH PORT, LLC  
2375 JEFFERSON STREET  
CARLSBAD, CA 92008  
(P): (760) 434-7850

ENGINEER: **PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

## SOUTH PORT TRIANGLE

### MASTER DEVELOPMENT PLAN / FLEXIBLE DEVELOPMENT PLAN

A 27.23 ACRE, OR 1,186,032 SQUARE FEET TRACT OF LAND OUT OF THE IGNACIO PEREZ GRANT, LOT P-12A, ABSTRACT No. 13, COUNTY BLOCK No. 4297 RECORDED IN VOLUME 2753, PAGE 211, TRACT No. 2 IN THE DEED RECORDS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

199.02 AC.  
VOLUME: 10607, PGS. 1644 O.R.  
OWNER: TOYOTA MOTOR MFG. TX INC.  
(TOYOTA SITE)

564.47 AC.  
VOLUME: 10449, PGS. 1121 O.P.R.  
OWNER: MITCHELL, BRET D & BILLY T MITCHELL

492.13 AC.  
VOLUME: 10487, PGS. 1700 O.P.R.  
OWNER: HANFORD DEVELOPMENT INC.





# City of San Antonio

*Department of Planning and Development Services*

August 19, 2009

James Garza  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

**Re: South Port Triangle – Minor Amendment**

**MDP # 793A**

Dear Mr. Garza,

The Development Review Committee has reviewed **South Port Triangle** Master Development Plan, Minor Amendment, or **MDP 793A**. Enclosed is an accepted and signed copy of the amended MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

Due to the minor amendment of MDP 793A, the validity for this project shall correspond with the acceptance date of MDP 793, in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

A handwritten signature in black ink, appearing to read "F. De León".

Fernando J. De León, P.E.  
Assistant Director  
Land Development Division  
Planning and Development Services Department